

Maximum Initial Sales Prices
Mandatory Housing Affordability Program - Performance Option

Updated 6/7/18

The Mandatory Housing Affordability (MHA) ordinance states that homeownership units must be priced to be affordable to households at 65% of AMI as adjusted for household size, and that housing costs as defined above cannot exceed 35% of household income.

Per the assumptions and methodology set forth in Housing Rule 01-2018 the Maximum Initial Sales Prices are as follows as of June 2018 (rounded up to the nearest \$1K):

	Condo Unit	Townhome	Single-Family Detached Home
Studio	\$136,000	\$164,000	\$186,000
1 bedroom	\$150,000	\$178,000	\$200,000
2 bedroom	\$193,000	\$220,000	\$242,000
3 bedroom	\$233,000	\$259,000	\$281,000
4 bedroom	\$267,000	\$293,000	\$315,000
5 bedroom	\$302,000	\$326,000	\$348,000

The prices above represent an affordable price to a range of income-eligible homebuyers using the following assumptions:

- Mortgage principal and interest (6%)
 - Prime +1.25% per ordinance (WSJ prime = 4.75% as of 5/22/18)
- Property taxes and other fees (1.3% of affordable price)
- Homeowner's insurance (.17% for condos and .3% for single family and townhomes)
- Homeowner's association dues, if applicable (\$150/month)
- Condominium association dues, if applicable (\$350/month)
- The annual fee required by the ordinance (\$75/month)
- No private mortgage insurance payments